

Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

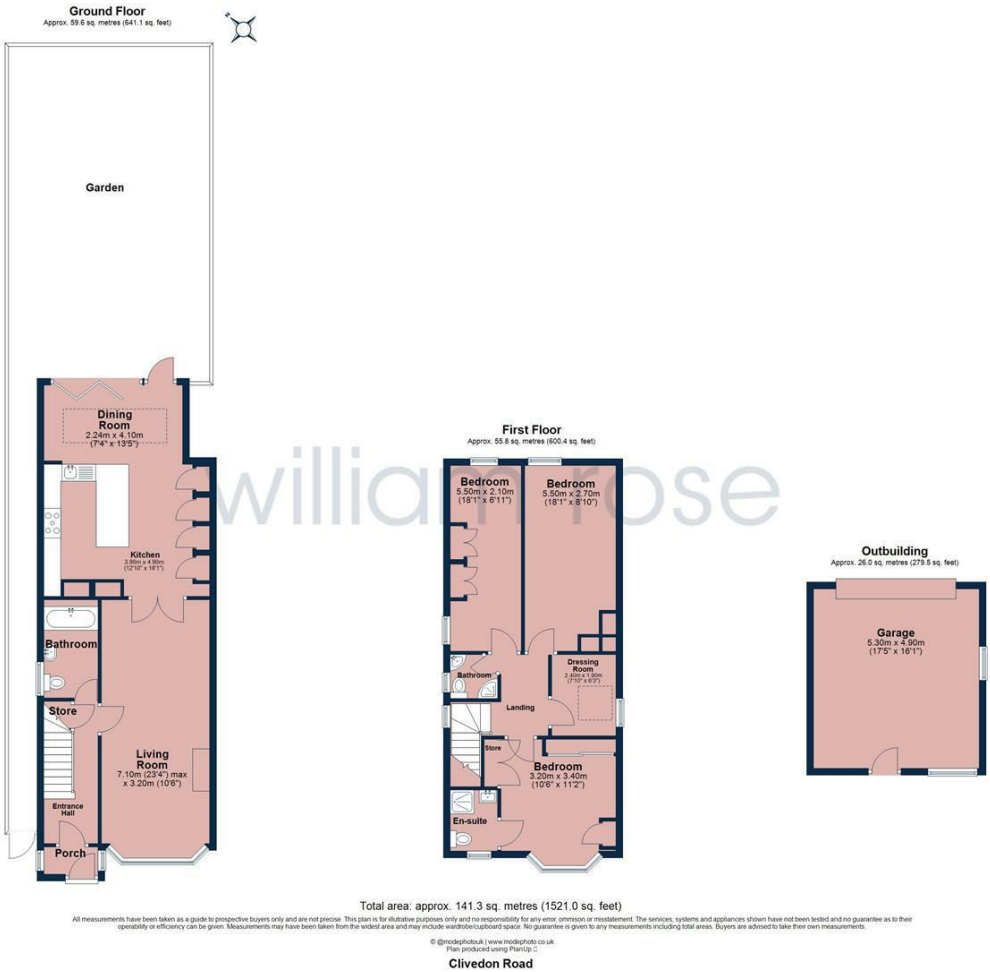
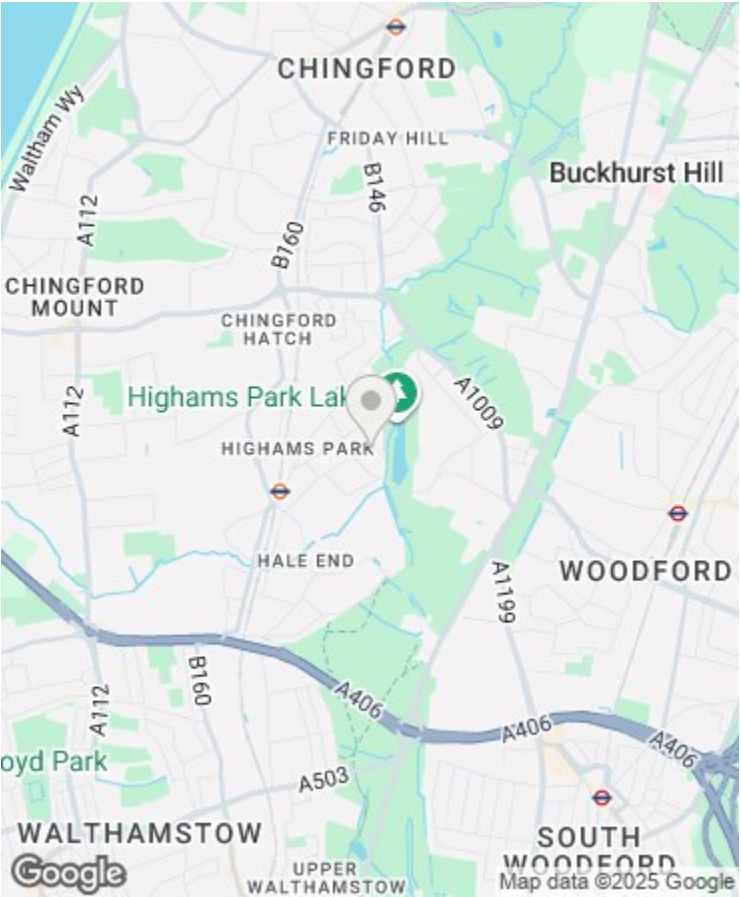
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



23 Clivedon Road, London, E4 9RL

Offers Over £950,000

- Detached family home on sought-after Clivedon Road
- Potential for loft conversion (stpp)
- Principal bedroom with en-suite
- Private rear garden with side and rear access
- Off-street parking for two cars
- Extended split-level kitchen and dining area
- Four generously sized bedrooms
- Modern family bathroom plus ground floor bathroom
- Large detached garage at rear of property
- Excellent transport links – walking distance to Highams Park Station (Liverpool Street in approx. 25 mins)



23 Clivedon Road, London E4 9RL

A beautifully presented detached family home on the sought-after Clivedon Road in Highams Park, featuring an extended split-level kitchen/dining area, three spacious bedrooms including a principal suite with dressing area, off-street parking for two cars, a gated rear garden, and a large detached garage. Ideally located close to Highams Park Station, local schools, shops, and green spaces.

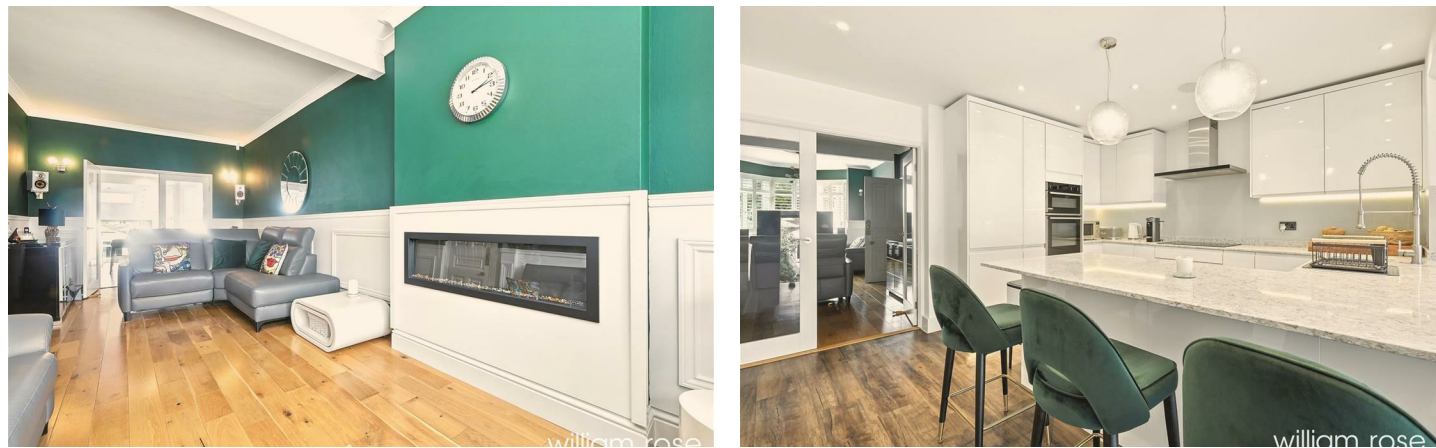
 4

 3

 2



Council Tax Band: F



Located on the ever-popular Clivedon Road in Highams Park, this attractive detached family home offers spacious living throughout, with the benefit of a private garage, gated rear access, and off-street parking for two cars.

The ground floor begins with a welcoming porch and entrance hall, leading into a bright and inviting living room with bay window. To the rear, the property has been extended to create a split-level kitchen and dining area, providing a fantastic open-plan space ideal for modern family living and entertaining, with direct access out to the garden. A ground floor bathroom and handy storage area complete this level.

Upstairs, the first floor offers four well-proportioned bedrooms, including a principal bedroom with en-suite. A further family bathroom serves the remaining two double bedrooms.

Externally, the property enjoys a private rear garden with access to a large detached garage, positioned at the back and accessible via secure gated entry. To the front, there is off-street parking for two vehicles, adding to the property's convenience.

Location & Transport
Clivedon Road is ideally situated within easy walking distance of Highams Park Overground Station, with direct trains to London Liverpool Street in around 25 minutes. Excellent bus links and close access to the North Circular (A406) and M11 make this a perfect spot for commuters. The nearby Walthamstow Central station also offers Underground connections via the Victoria Line.

Highams Park is a thriving community with a range of independent shops, cafés, and restaurants, alongside larger retailers such as Tesco. Families benefit from highly regarded schools, while the beautiful open spaces of Highams Park Lake and Epping Forest are just moments away, perfect for leisure and recreation.

This home combines modern family living with excellent transport links and a highly desirable location, making it a standout choice for buyers seeking a forever home in Highams Park.